

**CITY OF REDMOND  
DESIGN REVIEW BOARD  
November 18<sup>th</sup>, 2010**

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

**BOARD AND COMMISSION MEMBERS PRESENT:** David Scott Meade (Chairperson – DRB), Joe Palmquist, Craig Krueger, Lara Sirois, Scott Waggoner, Cindy Jayne (Chairperson — PTC), Mary Bourguignon ( Vice Chairperson — PTC), Peter McDonald (PTC), Becky Reninger (PTC), Tom Sanko (PTC), Colin Worsley (PTC), Priya Ganesan (Youth Advocate — PTC), Mandy Lin (Youth Advocate — PTC)

**STAFF PRESENT:** Steve Fischer, Principal Planner; Dennis Lisk, Associate Planner; B. Sanders, Parks and Recreation Department

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

**PARKS & TRAILS COMMISSION**

**CALL TO ORDER**

The joint meeting of the Design Review Board and the Parks & Trails Commission and was called to order by David Scott Meade at 7 p.m.

**PRE-APPLICATION**

**PRE100016, Overlake Design District Master Plan**

**Description:** Redevelopment of Group Health Overlake Hospital property

**Location:** 2464 152<sup>nd</sup> Ave NE

**Applicant:** Mike Hubbard *with* Capstone Partners

**Prior Review Date:** 08/05/10 & 10/21/10

**Staff Contact:** Dennis Lisk, 425-556-2471, [dwlisk@redmond.gov](mailto:dwlisk@redmond.gov)

Mr. Lisk thanked the Commission and the DRB for their attendance at this unique joint session. Staff is looking for the Design Review Board and the Parks & Trails Commission (PTC) input on a new park planned in the Overlake District. The DRB is working on a master plan on this 28-acre project. The applicant is proposing a complete redevelopment of the site, turning it into a transit-oriented community with 1.4 million SF of residential living. Nearly 1 million SF of retail and commercial uses, with a possible hotel, could be added as well, in phases. There is a requirement for open space on the site, a park of 2.5 acres, to help gain incentives for the developer. Staff is hoping to narrow the focus on this park site to one focus, if possible. The members of the DRB and the Parks & Trails Commission introduced themselves to each other.

Steve Schenker, an architect for the project, presented on behalf of the applicant. He brought the PTC up to speed on the project, which the DRB has been reviewing for several weeks. The applicant considers the project a bridge between regional transit and regional employment, with retail and park options. The topography of the site could be a challenge, in that there is a steep hill involved. There is a pedestrian hill climb on a curving perimeter of the project. Most of the development will be five and six-story buildings, with the possibility of 12-story high-rises. A shadow study is part of the design criteria for those larger buildings, in that the applicant does not want to keep too much of the park area in shade.

Mark Brumbaugh, the landscape architect for the applicant, asked the PTC and DRB for more input and more direction on park design. He offered three options, all of which have the same adjacent use to the east and west: residential buildings. The hill climb will have commercial use in all of the options, as well. The site will have 50% residential and 50% commercial use, meaning 4,000-5,000 office workers using

these parks every day. The applicant would like the urban trail planned to be a very vibrant part of the project. Option A offers a rain garden, as well as some suburban aspects, including a children's play area. Option B offers more of an urban feel, really trying to make use of the topography. An outdoor amphitheater is added in this option that would be for commercial and residential use. Option C is a more passive space with a grassy area in the middle, with fewer defined uses. The applicant detailed the hill climb, showing much of the grade increase in the northwest part of the site.

B. Sanders, with the Redmond Parks staff, next presented to the group. She noted that ball fields and tennis courts are not the focus for this park. Walking, sitting, gathering and eating spaces are the main functions for this proposed park area. Informal play for kids and adults is another priority. She asked the group if all the options proposed were a complete list. Cindy Jayne of the PTC noted her support for the amphitheater space.

#### **COMMENTS FROM THE BOARD AND COMMISSION MEMBERS:**

##### Ms. Jayne:

- Says this hill climb provides a good workout space, and wants the staff to keep that in mind during the development process.

##### Mr. Sanko:

- Asked if there were any provision to connect to other trails in the area, such as the 520 Trail.
- Mr. Lisk responded that the trail connected to the urban transit plaza, but noted there could be a pedestrian and bicycle bridge over 520 to connect the north side of 520 to the transit station, and possibly connect to the 520 Trail.

##### Mr. McDonald:

- Asked if a new bridge was truly needed, in light of a nearby overpass at 36<sup>th</sup> Street. Signage could direct pedestrian and bicycle traffic that way.
- Mr. Lisk agreed, but noted that a new bridge could create a more direct connection.
- Mr. McDonald asked if there were any options for cyclists and bike commuters, and wanted to make sure that was part of the design as well.
- Ms. Sanders noted that 152<sup>nd</sup>, right by the site, will have bike lanes; also, some sharrows have been proposed near the project as well.
- Mr. Schenker noted that much of the grade on the site was less than 10%, due to the curving nature of the trails proposed.

##### Ms. Bourguignon:

- Likes the completely different designs considered for the site, and how those can serve different audiences. She says Option A would provide the best amount of potential for the largest amount of people.
- Ms. Bourguignon would like the site to have small opportunities for active recreation, such as a smaller climbing wall that both adults and kids could use. Such an option could blend into the space when they are not used. She said a wall like that could offer perhaps a better option than a brightly painted kids' play structure.
- Other members of the PTC noted that the site did not offer any rain shelters, which might be a good idea in the Northwest climate.

##### Mr. Worsely:

- Asked what demographic this development would attract, because it did not appear to be families.
- Mr. Schenker says a younger, single professional might be a larger part of the demographic here, with a lot of Microsoft employees, due to the proximity of the Microsoft campus.
- Ms. Sanders says not a lot of teenagers would probably be living by the site, but possibly retirees could be living here as well.

Ms. Jayne:

- Supports the goal of retaining existing trees, and asked how that would be affected by development. The applicant noted that there would be substantial work across the park, and maintaining a stand of trees would not be viable.
- The applicant says putting trees on the perimeter might not be a good decision, either, in heavy winds.
- Ms. Sanders asked about Option A, and if the curving trail proposed in that option meets the goals of meeting and gathering spaces. Ms. Jayne noted that Option B has fewer walking options.
- Ms. Jayne noted that Option B focuses on gathering space, with C focused on walking. Option A appears to be a mixture of uses.
- Ms. Sanders asked Mr. Brumbaugh to focus on kids play areas. He noted that Option B was a good option with that in mind, but not super-structured like Option C. He added that any of the options could add kids' play areas, potentially.
- Mr. Brumbaugh re-emphasized that the outdoor spaces could and should be shared by the commercial and residential users. Many members of the PTC re-emphasized the view that the park, and especially the hill climb, seems very seasonal and dependent on the weather.

Ms. Sirois:

- Ms. Sirois added that having an amphitheater space could be a good opportunity for the employees who work in that area, especially those who might eat lunch outside.
- Mr. Krueger added that the amphitheater would be a flexible space, for lunches or performances.

Mr. Meade:

- Says options A and C have severe grading, which would make the central spaces less usable. He likes option B, or a concept like it, in that the amphitheater offers a lot of options.
- Says there is space on the site to make pocket parks within the larger park, including some sort of structure that would be a place to go to, even on a rainy day.
- The PTC added that some views would be available from the site, and suggested putting up a small tower for views of mountains and peaks around the area.
- Ms. Sirois likes the softness of Option A, but says that feel could be integrated into Option B. She would like to see more native plants added.

Mr. Waggoner:

- Says rain gardens could be put along the road, and suggested a waterfall around the amphitheater area. Such a waterfall might be a good attraction in wet weather as well as dry weather.
- Suggested that farmer's markets could set up on the amphitheater steps, possibly. He likes the concept of the park around the commercial area, especially with local employees using it.
- Mr. Meade agreed that the use of soft space is important, but says some hardscape needs to be added, as well, to allow for farmer's markets, picnic tables, or other options.
- Ms. Sirois agreed that having some hardscape to sit on, even on a rainy day, is important to have. Mr. Meade added that some pervious material could be used, as well.
- Members of the PTC suggested that the amphitheater could be a little smaller to allow for more pedestrian traffic. However, there is a concern that there may be too much material crowded into two acres worth of space, in Option 2.
- The DRB and PTC discussed the scale of the project, and noted that its size is similar to the Pioneer Square area of Portland, which can accommodate thousands of people.
- Ms. Sanders noted that the amphitheater could be covered, as well, which might add to its appeal.
- Mr. Meade suggested reducing the size of the rain garden might be a good idea, to allow more people to use the park.

Mr. Palmquist:

- Says that placing the rain garden in the area where it is proposed is a good idea, in accordance with the shadow studies.
- Suggested making the north of the park more hardscape, with translucent covered areas for lunches or other uses. Says the south end could be used for more open areas. Added that streetscape around the park will add to its vibrancy.

- One of the PTC's teen advocates noted that Option B looked like a good option, in that it had a variety of things to play with, like the amphitheater. There was also a suggestion for more art or sculpture in the promenade area.
- Mr. Krueger supported the informal play area shown in Option C. Mr. Meade suggested a smaller basketball court, possibly to add to the play options.

Ms. Sanders:

- Noted that the group was going over time. She said that she had heard a combination of Option A and B, with some refinements, would work best for the PTC and DRB.
- She added that the amphitheater and rain garden would likely be reduced in size, and more hardscape would be added on the north edge with more defined areas as well as play areas that blend in with the landscape.
- The PTC warned that the park would not be fully shaded, and wanted to maximize the sunlit area.
- Mr. McDonald noted that this was a very urban park, and asked if there was a way to soften some features like the amphitheater steps. Ms. Jayne agreed with that sentiment, and suggested adding more green space to the amphitheater feature.
- Ms. Sanders thanked the DRB and PTC for their time.

**DESIGN REVIEW BOARD**

**CALL TO ORDER:**

Mr. Meade called to order the meeting of the DRB at 8:10 p.m.

**PRE-APPLICATION**

**PRE100036, Benjamin Rush Elementary School**

**Description:** Construction of a new elementary school approximately 65,306 SF

**Location:** 15212 NE 95<sup>th</sup> Street

**Applicant:** Ralph Rohwer *with* Lake Washington School District

**Architect:** Rebecca Baibak *with* Integrus Architecture

**Staff Contact:** Dennis Lisk, 425-556-2407 or [dwlisk@redmond.gov](mailto:dwlisk@redmond.gov)

Mr. Lisk noted that this project was in the Overlake residential neighborhood, in an R5-zoned area. The site is surrounded mainly by single-family houses. The existing building on the site is 50,000 SF, and has 550 students enrolled right now. The enrollment would remain about the same with the rebuilding, but the new building would be about 15,000 SF larger. The plan would be to open the new building in the fall of 2012, which would mean beginning construction in the fall of 2011. A conditional use permit will need to be acquired through working with the City Council. The original building was created in 1970, when such permits were not needed. The original building is only one story tall. The project is at an early, conceptual stage of design, and the applicant is looking for help with basic issues of site circulation and building massing.

Ralph Rowher with the school district began the presentation for the applicant. This project is part of a 2006 bond measure. The district has discussed whether rebuilding or renovating was the best option; rebuilding has been determined as the better option. The architects for the project next spoke to the DRB about the design process, which has gone on for two and a half months between the architects and the district, teachers, and parents. There have been several workshops, as well as a vision session, to help incorporate the culture of the school in the design. The most notable part of the site is a grove of trees along the western portion of the site. There are several landmark trees involved, and the school uses the area around those trees quite a bit. There are wetland issues on the site, which has some steep slopes. Building placement could be a challenge, as well. The idea is to build on the site with minimal disruption, keeping the students and teachers in the current building. The construction will have to work carefully around existing sewer and utilities. The district wants to build special areas for teacher conferences and other activities on this site, as well.

The applicant reviewed the traffic flow of the site, and noted there were several community functions on the site. The library has direct access to the public, but is at the heart of the school, which the school would like to preserve. There is a lot of up and down modulation in the grade of the site; engineers have

determined there is a lot of bad soil that should probably be removed. The school currently has some traffic congestion issues, and the applicant would like the DRB's help in resolving that issue. A traffic consultant has been called in to help deal with some of the bus and driving issues.

Mr. Meade:

- Noted that the project was dealing with a tough traffic situation, in that there are kids arriving to the front of the school, with a green edge, an existing fence, and a sidewalk. There is a convergence of children and cars. Mr. Meade asked if there were a way to move that access points for kids, so they would not have to cross the traffic.
- Mr. Meade noted that both of his kids have gone to this school, and he has spent a lot of time there. He says he is a power user of the site, and says he would like the wetland area incorporated into the design as part of the learning process for the students.
- Mr. Meade is pleased about the location of the school, and likes how the applicant is digging into the northern field, which is almost unusable.
- Mr. Meade is still concerned about the pedestrian connection to the rear of the site, which could become very steep. The applicant says he has not come to that spot yet in the design process.
- The applicant added that the district still needs to add portable units to the school, and needs to plan for the location of those portables. The current pathway for pedestrian connection is not in good shape.

Mr. Waggoner:

- Noted that the exit drives are held toward the center of the site, rather than extending south as far as possible. The applicant says he would like to move that exit, but there is some buffer averaging with wetlands involved that will complicate the issue.
- Mr. Meade asked about the parking. The applicant says there are roughly 50 spots now on the site, and 65 will be placed on the site in the future.

Mr. Krueger:

- Asked about how the storm water is handled. The applicant says it is not handled well now, and the soils are poorly drained. In current codes, everything on site will have to be retained. The wetlands cannot be used as a holding for the water. Some underground pipes, most likely, will have to be added.
- The applicant is considering using a green roof or some functional landscaping to help with this.
- Mr. Krueger likes the direction of the project and the circulation of the traffic as presented. He is amazed the school could stay open during construction. The applicant admits that the facility will be crowded, but that should be able to happen.
- Mr. Meade noted that at the next meeting, the DRB would like to see more details on the traffic pattern and the connection to the neighborhood. The drop-off of kids is a primary concern. He warned the applicant about some of the exterior stairs on the project, which can be a danger to kids.
- Mr. Fischer asked if the DRB needed any other details at the next meeting on this project. Mr. Meade asked about basic design, and the applicant noted that he only heard a push from the school district for sloped roofs.
- The applicant says the district is also committed to reducing long-term maintenance costs.
- Mr. Meade says the school, currently, suffers from a lack of transparency, and more windows and skylights might help solve that problem. He would like to see the classrooms have more of a connection with the outdoors.
- The applicant plans to come back in January with more details. The DRB thanked the applicant for the presentation.

**PRE-APPLICATION**

**PRE100037, Agave Cucina**

**Description:** Exterior remodel to existing storefront

**Location:** 17106 Redmond Way

**Applicant:** Sue Genty *with* Interior Design

**Staff Contact:** Steven Fischer, 425-556-2432 or sfischer@redmond.gov

Mr. Fischer noted this site was currently a Las Margaritas on Redmond Way. This is near the spot where the Ross and Panera Bread stores have had redevelopment projects. The Agave Cucina is an interior improvement of the site that extends to the outside, as well. New storefront windows on the east and west facades have been proposed, as well as roll-up doors that would allow for an outdoor dining experience.

The applicant, Sue Gentry, spoke to the DRB about the project. The standards of the restaurant will be improved, and the ADA restrooms will be improved. She is hoping to breathe some new life into the site by opening it up with the roll-up doors, and trim it out in wood to give it a fresher look. A new color of paint has been suggested, as well. Mr. Meade does not particularly like one of the colors, which is a light green. The applicant says that color comes from an element inside the restaurant.

Mr. Meade:

- Likes the idea of activating the frontage of the building. The applicant says there will be a challenge in putting a lot of tables outside, due to where the sun falls. But some tables will be put there.
- Mr. Krueger would have liked to have the building more pedestrian-friendly, but he sees the challenge the applicant is referring to.
- The applicant is suggesting some new plantings and hanging pots, as well, to liven up the exterior.
- Mr. Meade asked if the green paint color could be changed. The applicant noted that the owner of the project could possibly be convinced to make that change. The DRB pointed out that the nearby Ross store got rid of that color, and will look quite different.
- The applicant is concerned about changing the color of two columns on the project, which may be an issue with the landlord. The DRB assured the applicant that all of that green color will be removed from the surrounding projects in the area.
- Mr. Fischer noted that the applicant has been working quickly on this project. A building permit will be involved. He would like the DRB to offer some guidance, have the applicant get a building permit, and then come back for approval.
- The applicant says she would like to move quickly on the project, and plans to separate the interior and exterior work involved.

Mr. Palmquist:

- Likes the colors chosen. Ms. Sirois agreed, and says the palette is just right. The applicant calls it a classic new look, in line with a chapel in Spain that brings a sophisticated look.
- The applicant added that a long room has been added to the interior, which will have seating for 30.
- Mr. Meade thinks the project is great. He asked the applicant to bring back a sketch of the outdoor look of the project. Mr. Krueger suggested adding glazing, where possible.
- Mr. Fischer suggested the applicant could be back on the agenda in mid-December. The applicant agreed to get some materials back to staff in early December to make that happen. Mr. Fischer saw no problem with that course of action.
- The applicant noted that other than the storefront glazing, the rest of the storefront is hidden by the canopy.

**ADJOURNMENT**

**MOTION MADE BY MR. PALMQUIST, AND SECONDED BY MR. KRUEGER, TO ADJOURN THE MEETING AT 9:15 P.M. MOTION PASSES (5-0).**

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**MINUTES APPROVED ON**

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**RECORDING SECRETARY**